



MAYOR AND COUNCIL AGENDA

NO. 4 DEPT.: Community Planning and Development Services DATE: August 13, 2004
Contact: Deane Mellander, Planner III

ACTION: Approval of amendment to Use Permit USE2003-00672 regarding loading dock design; Blocks 1&2, Rockville Town Square. Applicant: RD Rockville, LLC.

ACTION STATUS:

FOR THE MEETING OF: 8/18/04

INTRODUCED

PUB. HEARING

INSTRUCTIONS

APPROVED

EFFECTIVE

ROCKVILLE CITY CODE,

CHAPTER

SECTION

☐ CONSENT AGENDA

RECOMMENDATION: Approval of revised loading dock with conditions.

IMPACT: ☐ Environmental ☒ Fiscal ☒ Neighborhood ☐ Other:

Backing of trucks on the public street must be closely controlled by the applicant to mitigate traffic and pedestrian safety concerns.

BACKGROUND: Use Permit USE2003-00672 approved Blocks 1 & 2 of the Rockville Town Square project. Included in the approval was a design for the grocery store loading dock. As approved, the dock area was designed so that trucks going east on Beall Avenue would pull into the east end of the dock area, then back up to the actual unloading docks. However, at the time this design was approved, staff and the applicants were unaware that some of the grocery store suppliers were using semi-trucks with 53 foot long trailers. With the cab, these trucks are 65 feet long. These vehicles will not fit in the approved dock area without modification. There are other capacity and use issues as well, i.e., if the east dock is occupied, trucks cannot back into the west dock. Increasing the size of the loading dock area also impacts the amount of retail space. This issue is significant in that the grocery store has a signed lease executed before approval of the use permit when the loading dock was based on an earlier back-in loading dock design. The lease provides for a minimum amount of floor area as well as design approval. A signed lease was a requirement of the grocery store as part of their relocation settlement with the City. The General Development Agreement between the City and the applicants stipulates the amount of retail, construction schedules and general layout of the entire project.

As a consequence, the applicant has requested that the plans be modified to allow for an angled dock area where trucks will back in from Beall Avenue. In general, the City's policy has been to require that all truck-backing movements occur on private property to maintain traffic flow and for pedestrian safety.

The loading dock area needs to accommodate the following:

1. 65-foot trucks (53-foot trailers) for the grocery store suppliers.
2. 55-foot trucks (42-foot trailers) for the other retail stores.
3. 30-foot trucks to serve the residential units (move-in and move-out).
4. Two 20-foot bays for the compactors—one for the grocery store and one for the other tenants (the retail/residential compactor might be a few feet smaller).

Data supplied by Magruder's indicates that on average there are about 20 truck deliveries daily between 7 a.m. and noon.

Staff and the applicant evaluated possible options for redesigning the dock area. All of the options evaluated required trade-offs, some of them substantial. The four basic options were discussed by the Mayor and Council on August 2, 2004. The options discussed included: (a) diagonal configuration; (b) below ground; (c) T-configuration, and (d) pull through above ground. After considerable discussion, the Mayor and Council approved a revision to the Use Permit to allow option D.

After additional design review, analysis of the GDA, review of the lease and settlement agreement, and other factors, it has been determined that options B, C, and D are not practical in this particular situation. While Option A is not preferred, since it results in unplanned constraints on Beall Avenue, it is the only viable option at this time for this project. With the approval of Option A, several conditions should be required to be added to the current conditions of approval for Blocks 1 & 2. These conditions are as follows:

1. The applicant shall provide for the redesign and reconstruction of improvements to Beall Avenue to provide for a "loading lane." The improvements may include striping, additional curbing, safety bollards, or other measures as directed by the Director of Public Works.
2. A loading dock manager shall be provided by the grocery store or retail owner to supervise the loading dock and loading lane. The manager will be required to monitor and direct auto and pedestrian traffic as needed to assure safe entry and exit of trucks from the loading docks, and to assure compliance with the other conditions of this approval.
3. Queuing, standing, unloading of vehicles is not allowed on Beall Avenue outside of the loading docks.
4. The doors to the loading docks will be kept closed except when a truck is entering or leaving the loading docks.
5. The grocery store owner, the manager of the retail unit, and the manager of the residential units will communicate the above information to all suppliers or tenants. In addition, the grocery store shall communicate to all suppliers the need for a delivery schedule to reduce impacts on pedestrians and congestion.

In order to encourage compliance with these conditions, staff also suggests that the fines for violating the conditions be increased from the current \$100.00 per occurrence.

PREPARED BY:

Deane Mellander

Deane Mellander, Planner III

3/12/04

Date

APPROVE:

Robert J. Spaulding

Robert J. Spaulding, AICP, Chief of Planning

8/6/04

Date

APPROVE:

Arthur D. Chambers

Arthur D. Chambers, AICP, Director, CPDS

8/16/04

Date

APPROVE:

Catherine Tuck Parrish

Catherine Tuck Parrish, Acting City Manager

8/16/04

Date

LIST OF ATTACHMENTS:

1. Proposed Loading Dock Design.

